



R.S. GOEL & CO.

Chartered Accountants

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REG - 3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31.12.2021

Certification work Assigned vide letter No.;

Dated :- 07.01.2022

Subject: Certificate of amount incurred on Capital Athena for Construction of 6, 7, 8 Tower of Phase-1 situated on Khasra no./ Plot No.GH.12A-2, Greater Noida (West), demarcated by its boundaries (latitude and longitude of the end-points)Competent Authority/Development Authority, District Gautam Buddha Nagar, Greater Noida (West), PIN 201306, UP., admeasuring 8300.52 sq. meter area, being developed by M/s Capital Infratechomes Pvt. Ltd. (Promoter), having RERA Registration No. UPRERAPRJ6310, Designated A/C No.5750000627953, Bank Name; HDFC Bank Ltd.

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now (31.12.2021)
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;		
	(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;		
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;		
	(d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);	265,729,731	265,729,731
	(e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to, Competent Authority.		
	SUB TOTAL LAND COST (in Rs.)	265,729,731	265,729,731
2	Project Clearance Fees		
	(a) Fees paid to RERA,		
	(b) Fees paid to Local Authority	21,633	21,633
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	21,633	21,633
3	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;		
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	1,228,460,646	946,972,860
	(c) Cost of material actually purchased;		
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		
	Sub Total of Construction Cost (in Rs.)	1,228,460,646	946,972,860
3B	Cost of construction incurred (As Certified by Project Engineer)	1,228,460,646	946,972,860
3C	Total Construction Cost (Lower of 3A and 3B.)	1,228,460,646	946,972,860
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)		
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,228,460,646	946,972,860
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,494,212,010	1,212,724,224
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		77.09%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%		81.16%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		743,957,181
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		520,770,027
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		1,212,724,224
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)		481,817,845
11	Balance available in Designated A/c.		38,952,182
12	Amount that can be withdrawn from the Designated Bank A/C under this certificate (Row 9 - Row 10)		730,906,379

This certificate is being issued on specific request of M/s Capital Infratechomes Pvt. Ltd. for UP PERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

For R.S.Goel & Co.
Chartered Accountants

FRN-023056N

Radhey Shyam
CA Radhe Shyam Goel
Partner
M.No. 514358



Place : Delhi

Date : 13.01.2022

UDIN: 22514358AAAAAN5394